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## KNOW ALL MEN BY THESE PRESENTS

029953

That I, DOROTHY B. SIMPSON, of Topsfield, County of Essex, Commonwealth of Massachusetts, duly appointed and acting Personal Representative of the Estate of PAMELA A. SIMPSON a/k/a PAMELA ANN SIMPSON, deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law, and every other power, (in distribution of the Estate) grant to DOROTHY B. SIMPSON of Topsfield, County of Essex, Commonwealth of Massachusetts, whose mailing address is 29 Rowley Bridge Road, Topsfield, Massachusetts 01983

being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situate in Waterville, in the County of Kennebec, and State of Maine, and more particularly bounded and described as follows, to wit:

Being Lot No. 27 on a Plan of Johnson Heights made on February 23, 1938, by Harry Green, C.E., and recorded in the Kennebec County Registry of Deeds. Said lot has a frontage on Johnson Heights of seventy (70) feet and is one hundred (100) feet deep.

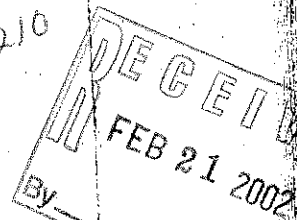
This conveyance is made upon the following express conditions which are to run with the land:

1. No other buildings may be erected on said land except dwelling house and private garage to be used in connection therewith.
2. Such dwelling house shall cost not less than five thousand (\$5,000.00) dollars nor shall be built for over two family occupancy.
3. No second floor porches may be built upon any house.
4. The dwelling house shall be set back at least thirty (30) feet from the line of the sidewalk except that steps, bay windows and porticoes may be allowed in this reserved area.
5. Any private garage, unless built in as part of the house, shall be set back at least seventy (70) feet from the sidewalk.
6. No animals are to be kept in, upon or about the premises except such as are usually called household pets.

Meaning and intending to convey to Pamela Ann Simpson the same premises conveyed to David A. Fairman and Linda A. Fairman by Warranty Deed of John R. and Cheryl D. Barnes, dated August 18, 1979, and recorded in said Registry at Book 2138, Page 302.

Being the same premises conveyed to Pamela Ann Simpson by Warranty Deed of David A. Fairman and Linda A. Fairman dated October 26, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2256, Page 81.

And also, another certain lot or parcel of land, with the buildings thereon, situate in Waterville, in the County of



Shiro & Shiro  
P.O. Box 704  
Waterville, ME

Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the southerly line of Collins Street at its intersection with the westerly line of Canabas Avenue; thence running southerly in the westerly line of Canabas Avenue one hundred three (103) feet; thence westerly at right angles to the last named course fifty-five (55) feet; thence northerly at right angles to the last named course and parallel with the westerly line of Canabas Avenue eighty-four (84) feet to the southerly line of Collins Street; thence easterly in the southerly line of Collins Street to the point of beginning. The above described parcel is Lot No. 24 on a plan of a survey of parts of the Bacon and Seavey lots, so-called, said survey having been made August 25, 1886 by I.E. Getchell, C.E., and a copy of said plan is on record in the Kennebec Registry of Deeds in Plan Book No. 1 at page 33, to which plan reference is made for a further identification of the premises conveyed.

Meaning and intending hereby to convey that premises described in a Warranty Deed dated October 9, 1980 from Dorothy E. Simpson to Dorothy E. Simpson and Pamela Ann Simpson and recorded in the Kennebec Registry of Deeds in Book 2335, Page 70.

Being the same premises conveyed by Dorothy E. Simpson to Pamela Ann Simpson by Quitclaim Deed dated August 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 231.

And also another certain lot or parcel of land with the buildings thereon situate in said Waterville, commonly known as 3 Seavey Street, and further bounded and described as follows, to wit:

Lot numbered forty-two (42) on plan of the "Bacon and Seavey" lots, so called lying between land now or formerly of the Maine Central Railroad Company and College Avenue, made by Ira E. Getchell, Civil Engineer, August 26, 1886 and recorded in Kennebec Registry of Deeds. Said lot being bounded on the north by Canabas Avenue; on the east by lot numbered forty-three (43) on said plan; on the south by lot numbered seventy-five (75) on said plan and on the west by Seavey Street.

Being a part of the premises conveyed to Barney Rogers by Warranty Deed of Clara F. Terry dated May 9, 1904, recorded in Kennebec Registry of Deeds, in Book 457, Page 518.

Barney Rogers (a/k/a Bernard Quirion) devised all the rest, residue of his estate, including the above lot, to Thomas Simpson by will allowed into probate in Kennebec County, on Oct. 24, 1927, recorded in said Registry, Book 645, Page 336.

Thomas Simpson devised all the rest, residue and remainder of his estate, including the above lot, to his widow, Mary Simpson, said will being allowed into probate for Kennebec County on December 16, 1953 and recorded in said Registry, Book 900, Page 195.

Mary Simpson devised Lot #42 to Madeline M. Simpson by her will allowed into probate in Kennebec County on April 27, 1955, recorded in Kennebec Registry of Deeds, Book 996, Page 392.

Also another certain lot or parcel of land, commonly known as the garage lot, situate in Waterville on Canabas Avenue (spelled Canibas Avenue on the deed hereinafter referred to), in said Waterville, and further bounded and described as follows, to wit:

Beginning in the southerly line of Canibas Avenue one hundred and thirty and three tenths (130.3) feet easterly from the intersection of said southerly line with the northeasterly line

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of Seavey Street; thence southerly at right angles with said southerly line one hundred (100) feet; thence easterly and parallel with said southerly line sixty-six (66) feet; thence northerly at right angles with the last course one hundred (100) feet to the southerly line of said Canibas Avenue; thence westerly in said southerly line sixty-six (66) feet to the point of beginning.

Being lot numbered forty-four (#44) on a plan of the Bacon and Seavey lots, so-called, situated in Waterville, Maine, between the location now or formerly of the Maine Central Railroad Company and College Avenue, made for Frazier Gilman August 1886 by Ira E. Getchell, C.E., and on file in the Registry of Deeds in Kennebec County.

Being the same premises conveyed to Thomas Simpson by warranty deed of Alphense Rouillard dated November 11, 1922, recorded in said Registry of Deeds, Book 606, Page 187.

Thomas Simpson devised all the rest, residue and remainder of his estate including the above lot, to his widow, Mary Simpson, said will being allowed into probate for Kennebec County on December 16, 1953 and recorded in said Registry of Deeds, Book 900, Page 195.

Mary Simpson devised a second lot, being #44 aforesaid, to Madeline M. Simpson, her daughter, said will being allowed into probate on April 27, 1955, and recorded in said Registry, Book 996, Page 392.

Meaning and intending to convey that same premises described in a certain Warranty Deed dated September 3, 1982 from Madelyn M. Simpson to Madelyn M. Simpson and Pamela Ann Simpson and recorded in Kennebec County Registry of Deeds in Book 2503, Page 9.

Being the same premises conveyed to Pamela Ann Simpson by Madelyn M. Simpson by Quitclaim Deed dated August 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 233.

Witness our hands and seals this 17<sup>th</sup> day of November, 1997

Signed, Sealed and Delivered  
in the presence of:

[Signature]

[Signature]  
Dorothy B. Simpson

STATE of MAINE  
KENNEBEC, SS.

DATED: November 17, 1997

Then personally appeared the above named DOROTHY B. SIMPSON in her said capacity and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be her free act and deed.

Before me,

[Signature]  
Notary Public  
Typed Name of Notary: Rita A. Chaykowsky  
My Commission expires: 9/5/2000



RECEIVED KENNEBEC SS.

97 NOV 20 AM 9:00

ATTEST [Signature]  
REGISTER OF DEEDS

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KENNEBEC REGISTRY OF DEEDS  
PO BOX 1053  
AUGUSTA, ME  
04332-1053

Total \$5.50  
Thanks

TOTAL P.03